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## Callahan Construction Managers continues construction at 331-unit Breakwater apartment complex

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Lynn, MA Callahan Construction Managers (Callahan) continues construction at Breakwater. The Dolben Company, Inc. is developing the future luxury waterfront apartment complex, with HDS Architecture serving as the architect. Callahan's team has started to oversee the structural steel construction, with wood framing scheduled to start in June. The project remains on-schedule despite the COVID-19 pandemic.

The multifamily development will include 331 apartments in two buildings with a total of 481,201 s/f, as well as on-site below grade and on grade parking. In addition to waterfront views, Breakwater will feature many high-end amenities such as two, waterfront, third-floor outdoor amenity decks/courtyards, a fitness center, game room, pet wash, and outdoor fire pit. There will also be a harborwalk along the waterfront, which will be available for public use.

The Breakwater apartment complex, which overlooks Lynn Harbor, will completely transform a section of real estate previously vacated for more than 35 years. The Breakwater project received two major grants from the State of Massachusetts. The first grant is an \$1 million infrastructure grant from the Seaport Economic Council for improvements to the seawall, to ensure the harbor is a viable place to live for years to come. The second grant is from MassWorks to help with traffic on the Lynnway, a busy highway that connects Lynn to Boston.

"Dolben has collaborated on multiple projects over the years with Callahan and have enjoyed working with the team each time," said John O'Connor, director of development at Dolben. "We believe the project, owner and general contractor benefit when approaching a project like this as a single team. COVID-19 has created a whole new set of challenges, but Callahan has dealt with these head on from the beginning and I am happy to say that to this date we have seen little to no impact to the project."

"Given Breakwater's waterfront location, Callahan has worked closely with Lynn Redevelopment, LLC, a joint venture between The Dolben Company, Inc. and Minco Development, and HDS Architecture to improve the resiliency of both the property and the harbor. Our extensive knowledge from other waterfront, multifamily residential projects has been utilized at Breakwater," said Pat Callahan, president of Callahan Construction Managers. "Callahan has also collaborated extensively with all project teams to implement additional site safety protocols in light of the COVID-19 pandemic."

The Breakwater is scheduled for a March 2022 completion.